



## **PLANNING COMMISSION AGENDA**

**December 13, 2016  
7:00 PM  
CITY HALL**

- A. Roll Call**
- B. Approval of November 8, 2016 Minutes**
- C. New Business:**
  - 1. SUP2016-005 King David Adult Day Care Center. Request for a special use permit to allow an adult day care center in an O-I, Office-Institution, zoning district on a portion of a 7.15 acre site located at 6991 Peachtree Industrial Blvd. (Bldg. 600) in Dist. 6, Land Lot 277, Peachtree Corners, GA**
- D. Old Business: (None)**
- E. City Business Items:**
  - 1. Continued Discussion of Holcomb Bridge Corridor Redevelopment Overlay**
- F. Comments by Staff and Planning Commissioners.**
- G. Adjournment.**



**CITY OF PEACHTREE CORNERS**  
**PLANNING COMMISSION MINUTES**  
**November 8, 2016**

The City of Peachtree Corners held a Planning Commission meeting on Tuesday, November 8, 2016. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Planning Commission: Matt Houser, Chairman, Post D  
Alan Kaplan, Post A  
Mark Middleton, Post B  
Mark Willis, Post C  
Italia Metts, Post E

Staff: Diana Wheeler, Community Development Director  
Kym Chereck, City Clerk

**MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 13, 2016 PLANNING COMMISSION MEETING.**

**By: Mark Willis**

**Seconded by: Mark Middleton**

**Vote: Passed 5-0 (Willis, Middleton, Houser, Kaplan, Metts)**

**NEW BUSINESS:**

**1. RZ2016-005/SUP2016-004 Aztec Stone.**

Consideration of rezoning from M-1, Light Industry, to C-2, Commercial, and approving a Special Use Permit on 2.29 acres to allow outdoor storage in order to accommodate the expansion of a stone yard at 5055 and 5039 Buford Hwy., in Dist. 6, Land Lot 257, Parcels 025 and 027, Peachtree Corners, GA.

Mrs. Diana Wheeler, Community Development Director, presented the case to the Commission. Mrs. Wheeler provided background information regarding the applicant's request. The applicant is seeking to rezone and acquire a special use permit on 2.29 acres on the north side of Buford Highway approximately

## DRAFT COPY

1000 feet north of Herrington Drive. The property owner would like to add two vacant pieces of property to his existing stone yard and expand his business. In order to do that, one of the vacant parcels would need to be rezoned from M-1 (Light Industry District) to C-2 (General Business District), and both parcels would need a Special Use Permit.

After review of the applicant's proposal and other relevant information, Staff recommended that RZ2016-005 and SUP2016-004 be approved with the following conditions (based on the Gwinnett County conditions):

1. Outdoor storage of stone products and landscape materials shall be permitted as a special use provided that all site development requirements and conditions of approval (including fencing and landscaping) are completed within 120 days of zoning approval.
2. A 25-ft. undisturbed buffer shall be provided along the northern and western (side and rear) property lines.
3. The Buford Highway frontage along the expansion property shall be improved with landscaping which shall include, at a minimum, 4-in caliper oak trees spaced a maximum of 20-feet on center and groupings of evergreen shrubs in between the trees. (Tree variety shall be selected from among those listed in Zoning Code Overlay standards sec. 1315.2-2D) The landscape plan shall be subject to approval by the city arborist.
4. Remove gravel and inactive telephone pole from along the front of the expansion site property.
5. The decorative fence shall be extended across the expansion site frontage.
6. Oversized signs shall be prohibited.
7. No additional monument signs shall be permitted.
8. A 5-foot wide sidewalk shall be provided along the entire Buford Highway frontage.

Mr. Eric Johansen represented the applicant, D & L Buford Properties. Mr. Johansen expressed concern with Staff's conditions.

Chairman Houser opened the floor for public comment. There was no public comment.

**MOTION TO APPROVE THE APPLICATION SUBJECT TO STAFF'S CONDITIONS, AS WELL AS THE FOLLOWING TWO CONDITIONS: NO**

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**INVENTORY SHALL BE STORED ON THE SUBJECT PROPERTY UNTIL THE SIDEWALK IS INSTALLED AT 5039 BUFORD HIGHWAY, AND THAT THE APPLICANT IS IN COMPLIANCE WITH THE PREVIOUS GWINNETT COUNTY REQUIREMENT FOR A SIDEWALK AT 5055 BUFORD HIGHWAY, AND THAT COMPLIANCE EITHER BEING DEMONSTRATED WHERE THEY ACTUALLY INSTALL A SIDEWALK OR THAT THEY HAVE SUBMITTED THE SUFFICIENT DOCUMENTATION TO THE CITY TO SHOW THAT THEY ARE IN FACT IN COMPLIANCE WITH THAT, AND THAT ONCE COMPLETED THE APPLICANT MUST OBTAIN APPROVAL FROM THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR TO PROCEED THAT THEY ARE IN COMPLIANCE ON BOTH PIECES AND MAY PROCEED IN LOCATING INVENTORY AT 5039 BUFORD HIGHWAY; THE SECOND CONDITION IS THAT WITHIN 90 DAYS OF APPROVAL OF THIS APPLICATION THE APPLICANT SHALL REMOVE AND DISPOSE OF ALL DEBRIS AND TRASH ON THE SUBJECT PROPERTY.**

**By: Alan Kaplan**

**Seconded: Mark Willis**

**FRIENDLY AMENDMENT TO CHANGE CONDITION NUMBER ONE (1) FROM 120 DAYS TO 240 DAYS.**

**By: Mark Middleton**

**Accepted by: Alan Kaplan**

**Seconded: Mark Willis**

**FRIENDLY AMENDMENT TO ADD A SENTENCE TO CONDITION THREE (3), TREES REQUIRED ON THE EXISTING STONE YARD PROPERTY TO BE ADDED TO THE EXPANSION SITE.**

**By: Mark Willis**

**Accepted by: Alan Kaplan**

**Seconded: Mark Middleton**

**Vote on entire motion: (5-0) (Kaplan, Middleton, Willis, Houser, Metts)**

**OLD BUSINESS:** (None)

- 1. PH2016-007 Vending and Lockers.** Consideration of amendment to the zoning code to regulate outdoor vending and storage lockers.

Diana Wheeler, Community Development Director, reminded the Commission that this item came before them at the August 15, 2016 meeting, where the Commission requested additional verbiage to the proposed Ordinance.

Mrs. Wheeler stated the definition and regulation for Vending and Lockers, as presented in the Commission's packets.

Chairman Houser opened the floor for public comment. There was no public

comment.

**MOTION TO APPROVE THE GUIDELINES AND DEFINITIONS FOR THE USE OF OUTDOOR VENDING AS OUTLINED.**

**By: Mark Willis**

**Seconded: Italia Metts**

**Vote: (5-0) (Willis, Metts, Houser, Kaplan, Middleton)**

**CITY BUSINESS ITEMS:**

**1. Holcomb Bridge Corridor Redevelopment Overlay**

Diana Wheeler, Community Development Director, gave a presentation on the Holcomb Bridge Corridor Redevelopment Overlay. For additional information concerning the study please contact Mrs. Wheeler at DWheeler@peachtreecornersga.gov.

**2. Town Center/Town Green Update**

Diana Wheeler, Community Development Director, gave a brief update on the Town Center and Town Green. Mrs. Wheeler presented depiction of various materials and hardscape that would be used on the site. For additional information concerning the Town Center or the Town Green, contact Mrs. Wheeler at DWheeler@peachtreecornersga.gov.

The Planning Commission meeting concluded at 8:30 PM.

Approved,

Attest:

\_\_\_\_\_

\_\_\_\_\_

Matt Houser, Chairman

Kym Chereck, City Clerk

**SUP2016-005**  
**King David Adult Day Care**  
**Center**

**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT DEPARTMENT**

**SPECIAL USE PERMIT ANALYSIS**

PLANNING COMMISSION DATE: December 13, 2016  
CITY COUNCIL DATE: January 17, 2017

CASE NUMBER: SUP2016-005  
APPLICATION REQUEST: Adult Day Care Center  
LOCATION: 6991 Peachtree Industrial Blvd., Bldg. 600  
PROPERTY SIZE: 7.4 Acres  
ZONING: O-I  
FUTURE DEVELOPMENT MAP: Preferred Office

APPLICANT: Anatoliy Iskhakov  
5054 Singleton Road  
Norcross, GA 30093

CONTACT: Inessa Shaverina  
404-754-8707

OWNER: King David Community Center of Atlanta Inc.  
6991 Peachtree Industrial Blvd.  
Norcross, GA 30092  
770-912-4044

RECOMMENDATION: Approval with Conditions

**PROJECT DATA:**

The applicant requests a Special Use Permit on a portion of a 7.4 acre property to allow an Adult Day Care Center. The proposed building is approximately 7,282 square feet and is currently zoned O-I (Office-Institutional). The property is located on Peachtree Industrial Boulevard, south of Green Pointe Parkway and incorporates seven buildings on the site. The applicant is proposing to locate an Adult Day Care Center in one of the seven buildings (Building 600).

The letter of intent indicates the Adult Day Care Center would be open for five hours a day, during day time hours only, and will not provide living quarters or housing. King David Community Center of Atlanta Inc. has been in the senior care industry for 15 years, providing care for the elderly and/or disabled members of the community. This Center proposes to serve up to 60 guests.

**BACKGROUND:**

The immediate area surrounding this property consists primarily of office and industrial uses. The larger area around the property incorporates a greater variety of uses including residential, commercial, industrial, and office uses. Properties immediately to the south across

Peachtree Industrial Boulevard are industrial, and directly to the north of the office park in which this property is located are single-family residences.

The subject property is located within the Preferred Office district of the 2033 Comprehensive Plan's Future Land Use Map. The Preferred Office area encourages office/professional and mixed-use development, while discouraging "all forms of industrial".

**ZONING HISTORY:**

This property has not been the subject of a public hearing in the past.

**ZONING STANDARDS:**

Zoning Code Section 1702 identifies specific criteria that should be evaluated when considering a zoning decision. These criteria are enumerated as 'A' through 'F', below. Following each item is the applicant's response followed by Staff's comment.

**A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?**

*Applicant Comment: Yes.*

*Staff's Comment:* In terms of the use and development of adjacent and nearby property, an Adult Day Care Center would not be significantly different than office uses, which are currently permitted on the subject property. Adjacent and nearby properties are largely office or industrial in use, and a Special Use Permit for the proposed use within an existing structure would be suitable in this location.

**B. Will this proposed rezoning, special use permit, or change in conditions adversely affect the existing use or usability of adjacent or nearby property?**

*Applicant's Comment: No.*

*Staff's Comment:* The proposed Special Use Permit would not alter the current site plan or building footprint on the subject property and would allow a use that would be unlikely to have any adverse impacts on the surrounding area.

**C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?**

*Applicant's Comment: For our purposes, the current zoning is not economically useful.*

*Staff's Comment:* The property has a reasonable economic use as currently zoned.

**D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

*Applicant's Comment:* No. The expected client base is 60 persons all of which are transported by our large vans.

*Staff's Comment:* The proposed use would be unlikely to result in an excessive or burdensome use of streets, transportation facilities, utilities, or schools. As the applicant has stated, the center will transport guests to and from the center via large multi-seating vans. Traffic generated by this use is unlikely to be higher than under the current Office Use.

**E. Is the proposed rezoning, special use permit, or change in conditions in conformity with the policy and intent of the land use plan?**

*Applicant's Comment:* Yes. The proposed special use permit is in conformity with the policy and intent of the Land Use Plan.

*Staff's Comment:* (see Comprehensive Plan heading, next page.)

**F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?**

*Applicant's Response:* There is a local church next door whose senior population may benefit from the services we intend to provide. We hope and look forward to being useful to them and working together.

*Staff's Comment:* The property is currently zoned for office use and the applicant's request may help support the other office uses in the area.

**COMPREHENSIVE PLAN:**

The 2033 Peachtree Corners Comprehensive Plan Future Development Map indicates that the property is located within the Preferred Office Character Area. All industrial uses are discouraged in this area, with office and mixed-use development encouraged. While an Adult Day Care Center is not an office use, it would add to the mixed-use nature of the area around the subject property while helping shift the property away from industrial uses. This would be in keeping with the intent of the Preferred Office Character Area.

**DEPARTMENT ANALYSIS:**

The subject property is a 7.4-acre tract on Peachtree Industrial Boulevard between Winters Chapel Road and Green Pointe Parkway. The site is currently zoned O-I (Office-Institutional District), which requires a Special Use Permit for an Adult Day Care Center.

The property is currently developed with seven office building and the applicant would like to establish an Adult Day Care facility within one of those existing structures.

The Future Development Map shows the property located in the Preferred Office district.—The proposed Special Use Permit would not change the existing structure on the property, would be compatible in use with these surrounding and nearby areas, and would be unlikely to place an excessive burden on existing streets, transportation systems, utilities, or schools. In addition, the proposed use may provide a complementary service to the surrounding office and residential developments.

The Comprehensive Plan discourages all industrial uses within the Preferred Office character area, and promotes office and mixed-use development. Utilizing the subject property for a non-industrial purpose furthers the Comprehensive Plan's objective. While an Adult Day Care Center is not listed as an appropriate use in this area, the Comprehensive Plan calls for the area to offer "diverse employment and revenue-generating businesses" and to allow for "transitions as economic demand changes." An Adult Day Care Center would add to the diversity of businesses in the Character Area and could serve as an amenity or support service to nearby homes and businesses.

#### RECOMMENDATION:

**After review of the applicant's proposal and other relevant information, it is recommended that SUP2016-005, King David Adult Day Care Center, be approved with the following conditions:**

1. The Adult Day Care Center shall be developed in general accordance with the site plan submitted with this application. The proposed use shall be limited to space within the existing Building #600 structures on the subject property.
2. The Adult Day Care Center shall serve a maximum of 60 guests.
3. No overnight accommodations shall be provided on the subject property.



## PUBLIC HEARING APPLICATION

### REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

A properly completed application and fees are due at the time of submittal. An incomplete application will not be accepted. Original signatures are required for the Application.

REQUIRED ITEMS	NUMBER OF COPIES	CHECK
Completed Application Form	• 10 Copies	<input checked="" type="checkbox"/>
Boundary Survey with Legal Description	• 10 Copies	<input checked="" type="checkbox"/>
Site Plan	• 2 full size Copies • 10- 8-1/2" x 11" or 11" x 17" reductions	<input checked="" type="checkbox"/>
Letter of Intent	• 10 Copies	<input checked="" type="checkbox"/>
Applicant Certification with Notarized Signature	• 10 Copies	<input checked="" type="checkbox"/>
Property Owner Certification with Notarized Signature	• 10 Copies	<input checked="" type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 10 Copies	<input checked="" type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 10 Copies	<input checked="" type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (for each tax parcel included)	<input checked="" type="checkbox"/>
Electronic copy of all of the above	• One (1) copy	<input checked="" type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input checked="" type="checkbox"/>
<b>ADDITIONAL EXHIBITS (IF REQUIRED)</b>		
Additional site plan requirements for R-TH, R-ZT, Modified, CSO, OBP, HRR, R-SR, MUD or MUO rezoning requests	• 10 Copies	<input type="checkbox"/>
Traffic Study	• 10 Copies	<input type="checkbox"/>
Development of Regional Impact Review Form	• 2 Copies	<input type="checkbox"/>
Building Compliance Inspection	• 2 Copies	<input type="checkbox"/>

**REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Anatoliy Iskhakov</u>	NAME: <sup>Anatoliy Iskhakov</sup> <u>King David Community Center of Atlanta Inc.</u>
ADDRESS: <u>5054 Singleton Road</u>	ADDRESS: <u>6991 Peachtree Industrial Blvd. Bldg. 600</u>
CITY: <u>Norcross GA</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30093</u>	STATE: <u>GA</u> ZIP: <u>30092</u>
PHONE: <u>770-912-4044</u>	PHONE: <u>770-912-4044</u>
E-MAIL: <u>Khanobjc@yahoo.com</u>	E-MAIL: <u>Khanobjc@yahoo.com</u>
CONTACT PERSON: <u>Inessa Shaverina</u> PHONE: <u>404-754-8707</u>	
CONTACT'S E-MAIL: <u>inessa.shaverina@kingdavidcenter.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT     PROPERTY OWNER     CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): O-I REQUESTED ZONING DISTRICT: O-I SUP

LAND DISTRICT(S): 6<sup>th</sup> LAND LOT(S): 277 ACREAGE: 7,155 S.F.

ADDRESS OF PROPERTY: 6991 Peachtree Industrial Blvd. Bldg. 600 Norcross GA 30092

PROPOSED DEVELOPMENT: Adult Day Health Center

*Staff Use Only This Section*

Case Number: \_\_\_\_\_ Hearing Date: P/C \_\_\_\_\_ C/C \_\_\_\_\_ Received Date: \_\_\_\_\_

Fees Paid: \_\_\_\_\_ By: \_\_\_\_\_

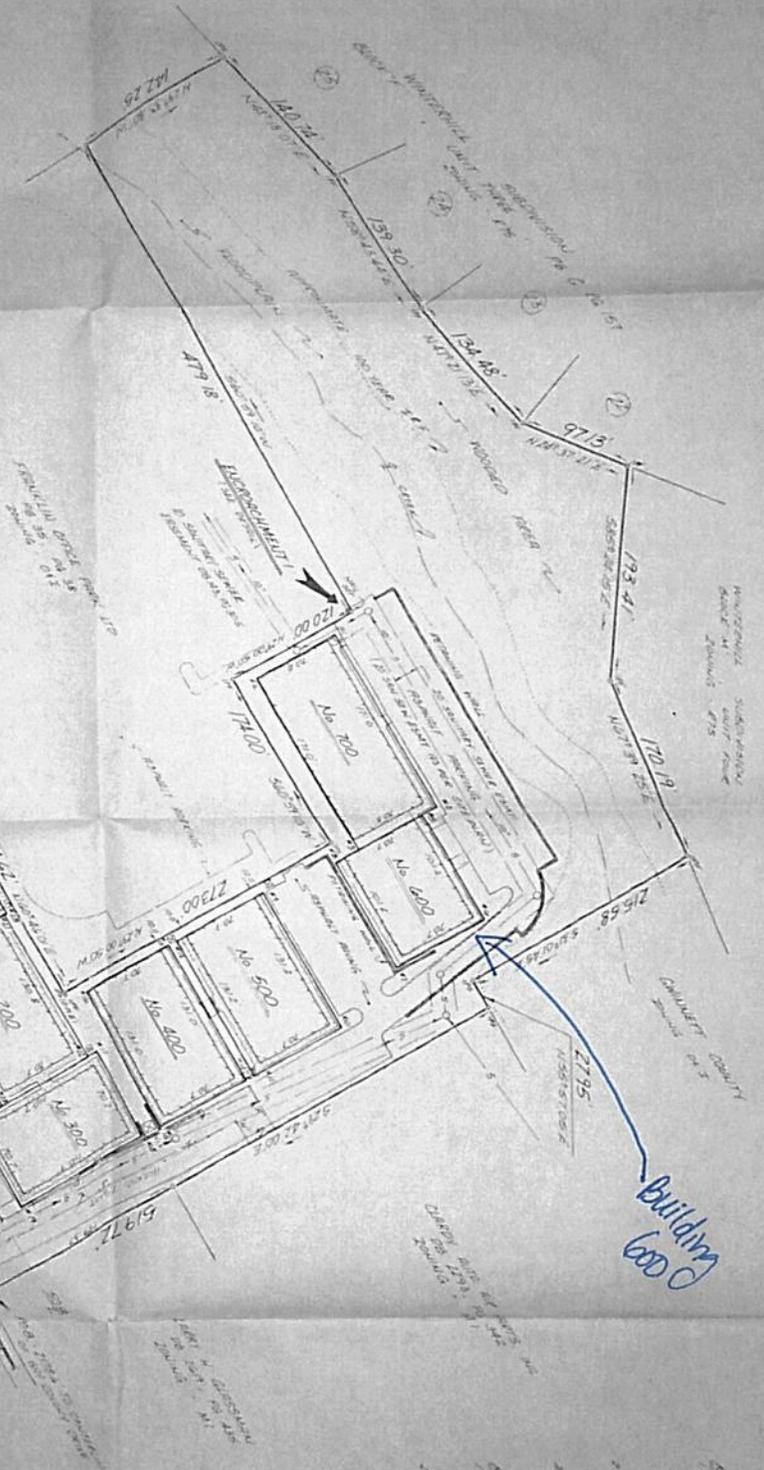
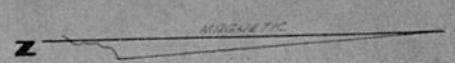
**Related Cases & Applicable Conditions:**

\_\_\_\_\_

Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



BUILDING No. 100		BUILDING No. 200		BUILDING No. 300	
LINE	DISTANCE	LINE	DISTANCE	LINE	DISTANCE
1-2	560' 44" S 21° W	1-2	148' 72"	1-2	460' 31' 11"
2-3	42' 21' 5" S 68° W	2-3	87' 32"	2-3	52' 28' 49" E
3-4	42' 21' 5" S 68° W	3-4	149' 22"	3-4	560' 51' 11" W
4-5	418' 31"	4-5	87' 32"	4-5	42' 21' 5" S 68° W
5-6	62' 21' 12" S 21° E	5-6	24' 21"	5-6	42' 21' 5" S 68° W
AREA	10,517.5 SF	AREA	13,061 SF	AREA	11,255 SF
STRUCTURE	7826 SF	STRUCTURE	9,248 SF	STRUCTURE	7826 SF

BUILDING No. 400		BUILDING No. 500		BUILDING No. 600	
LINE	DISTANCE	LINE	DISTANCE	LINE	DISTANCE
1-2	178' 50"	1-2	189' 70"	1-2	629' 70"
2-3	87' 66"	2-3	87' 66"	2-3	52' 28' 49" E
3-4	520' 56' 21" W	3-4	189' 70"	3-4	560' 51' 11" W
4-5	87' 66"	4-5	87' 66"	4-5	42' 21' 5" S 68° W
5-6	420' 51' 11" W	5-6	87' 66"	5-6	42' 21' 5" S 68° W
6-7	420' 51' 11" W	6-7	87' 66"	6-7	42' 21' 5" S 68° W
7-8	420' 51' 11" W	7-8	87' 66"	7-8	42' 21' 5" S 68° W
8-9	420' 51' 11" W	8-9	87' 66"	8-9	42' 21' 5" S 68° W
AREA	12,229 SF	AREA	12,248 SF	AREA	9,827 SF
STRUCTURE	9,206 SF	STRUCTURE	9,236 SF	STRUCTURE	7,155 SF

BUILDING No. 700	
LINE	DISTANCE
1-2	180' 99"
2-3	79' 10"
3-4	180' 99"
4-5	79' 10"
AREA	4,593 SF
STRUCTURE	14,107 SF

GRANT SHEPHERD & ASSOCIATES  
SURVEYING & PLANNING

PEACHTREE INDUSTRIAL BOULEVARD  
NORTHBOUND (A.I.I.)  
PEACHTREE ROAD (A.K.A.)  
SPRINGBOND BOULEVARD

PEACHTREE CHAPEL OFFICE PARK A CONDOMINIUM

LINE	DISTANCE	BEARING	AREA
1-2	178' 50"	S 21° W	10,517.5
2-3	42' 21' 5"	S 68° W	10,517.5
3-4	42' 21' 5"	S 68° W	10,517.5
4-5	418' 31"	S 68° W	10,517.5
5-6	62' 21' 12"	S 21° E	10,517.5
6-7	148' 72"	S 21° E	10,517.5
7-8	87' 32"	S 21° E	10,517.5
8-9	149' 22"	S 21° E	10,517.5
9-10	87' 32"	S 21° E	10,517.5
10-11	24' 21"	S 21° E	10,517.5
11-12	42' 21' 5"	S 21° E	10,517.5
12-13	42' 21' 5"	S 21° E	10,517.5
13-14	42' 21' 5"	S 21° E	10,517.5
14-15	42' 21' 5"	S 21° E	10,517.5
15-16	42' 21' 5"	S 21° E	10,517.5
16-17	42' 21' 5"	S 21° E	10,517.5
17-18	42' 21' 5"	S 21° E	10,517.5
18-19	42' 21' 5"	S 21° E	10,517.5
19-20	42' 21' 5"	S 21° E	10,517.5
20-21	42' 21' 5"	S 21° E	10,517.5
21-22	42' 21' 5"	S 21° E	10,517.5
22-23	42' 21' 5"	S 21° E	10,517.5
23-24	42' 21' 5"	S 21° E	10,517.5
24-25	42' 21' 5"	S 21° E	10,517.5
25-26	42' 21' 5"	S 21° E	10,517.5
26-27	42' 21' 5"	S 21° E	10,517.5
27-28	42' 21' 5"	S 21° E	10,517.5
28-29	42' 21' 5"	S 21° E	10,517.5
29-30	42' 21' 5"	S 21° E	10,517.5
30-31	42' 21' 5"	S 21° E	10,517.5
31-32	42' 21' 5"	S 21° E	10,517.5
32-33	42' 21' 5"	S 21° E	10,517.5
33-34	42' 21' 5"	S 21° E	10,517.5
34-35	42' 21' 5"	S 21° E	10,517.5
35-36	42' 21' 5"	S 21° E	10,517.5
36-37	42' 21' 5"	S 21° E	10,517.5
37-38	42' 21' 5"	S 21° E	10,517.5
38-39	42' 21' 5"	S 21° E	10,517.5
39-40	42' 21' 5"	S 21° E	10,517.5
40-41	42' 21' 5"	S 21° E	10,517.5
41-42	42' 21' 5"	S 21° E	10,517.5
42-43	42' 21' 5"	S 21° E	10,517.5
43-44	42' 21' 5"	S 21° E	10,517.5
44-45	42' 21' 5"	S 21° E	10,517.5
45-46	42' 21' 5"	S 21° E	10,517.5
46-47	42' 21' 5"	S 21° E	10,517.5
47-48	42' 21' 5"	S 21° E	10,517.5
48-49	42' 21' 5"	S 21° E	10,517.5
49-50	42' 21' 5"	S 21° E	10,517.5
50-51	42' 21' 5"	S 21° E	10,517.5
51-52	42' 21' 5"	S 21° E	10,517.5
52-53	42' 21' 5"	S 21° E	10,517.5
53-54	42' 21' 5"	S 21° E	10,517.5
54-55	42' 21' 5"	S 21° E	10,517.5
55-56	42' 21' 5"	S 21° E	10,517.5
56-57	42' 21' 5"	S 21° E	10,517.5
57-58	42' 21' 5"	S 21° E	10,517.5
58-59	42' 21' 5"	S 21° E	10,517.5
59-60	42' 21' 5"	S 21° E	10,517.5
60-61	42' 21' 5"	S 21° E	10,517.5
61-62	42' 21' 5"	S 21° E	10,517.5
62-63	42' 21' 5"	S 21° E	10,517.5
63-64	42' 21' 5"	S 21° E	10,517.5
64-65	42' 21' 5"	S 21° E	10,517.5
65-66	42' 21' 5"	S 21° E	10,517.5
66-67	42' 21' 5"	S 21° E	10,517.5
67-68	42' 21' 5"	S 21° E	10,517.5
68-69	42' 21' 5"	S 21° E	10,517.5
69-70	42' 21' 5"	S 21° E	10,517.5
70-71	42' 21' 5"	S 21° E	10,517.5
71-72	42' 21' 5"	S 21° E	10,517.5
72-73	42' 21' 5"	S 21° E	10,517.5
73-74	42' 21' 5"	S 21° E	10,517.5
74-75	42' 21' 5"	S 21° E	10,517.5
75-76	42' 21' 5"	S 21° E	10,517.5
76-77	42' 21' 5"	S 21° E	10,517.5
77-78	42' 21' 5"	S 21° E	10,517.5
78-79	42' 21' 5"	S 21° E	10,517.5
79-80	42' 21' 5"	S 21° E	10,517.5
80-81	42' 21' 5"	S 21° E	10,517.5
81-82	42' 21' 5"	S 21° E	10,517.5
82-83	42' 21' 5"	S 21° E	10,517.5
83-84	42' 21' 5"	S 21° E	10,517.5
84-85	42' 21' 5"	S 21° E	10,517.5
85-86	42' 21' 5"	S 21° E	10,517.5
86-87	42' 21' 5"	S 21° E	10,517.5
87-88	42' 21' 5"	S 21° E	10,517.5
88-89	42' 21' 5"	S 21° E	10,517.5
89-90	42' 21' 5"	S 21° E	10,517.5
90-91	42' 21' 5"	S 21° E	10,517.5
91-92	42' 21' 5"	S 21° E	10,517.5
92-93	42' 21' 5"	S 21° E	10,517.5
93-94	42' 21' 5"	S 21° E	10,517.5
94-95	42' 21' 5"	S 21° E	10,517.5
95-96	42' 21' 5"	S 21° E	10,517.5
96-97	42' 21' 5"	S 21° E	10,517.5
97-98	42' 21' 5"	S 21° E	10,517.5
98-99	42' 21' 5"	S 21° E	10,517.5
99-100	42' 21' 5"	S 21° E	10,517.5

PRESENT ZONING O.U.  
AREA - 73981 (RMS)

NOTES:  
1. THIS PLAN AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE BUILDING ARE SUBJECT TO THE APPROVAL OF THE CITY OF ATLANTA AND THE DEPARTMENT OF PERMITS AND INSPECTION.  
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE DEPARTMENT OF PERMITS AND INSPECTION.  
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE DEPARTMENT OF PERMITS AND INSPECTION.  
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE DEPARTMENT OF PERMITS AND INSPECTION.  
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8. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE DEPARTMENT OF PERMITS AND INSPECTION.  
9. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE DEPARTMENT OF PERMITS AND INSPECTION.  
10. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE DEPARTMENT OF PERMITS AND INSPECTION.

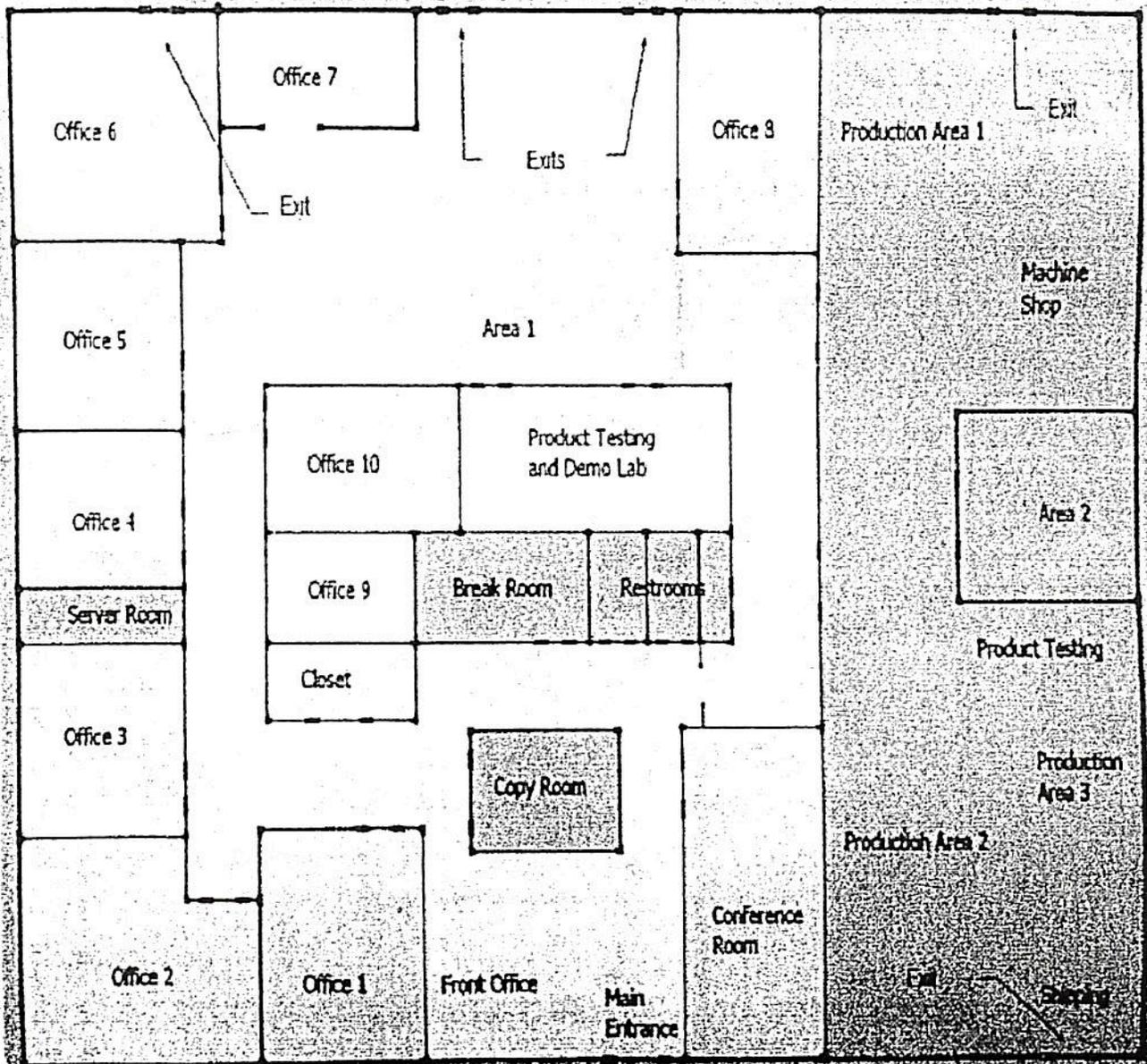
6991 Peachtree Industrial Blvd - Bldg 600

# Peachtree Chapel Office Park

Norcross, GA 30092

## FLOOR PLAN

6991 Peachtree Industrial Blvd, Bld 600. 7,282 SF



Paul Hanna, CCIM  
(1 404-461-9992  
[Paul.Hanna@am.jll.com](mailto:Paul.Hanna@am.jll.com)  
[www.jll.com](http://www.jll.com)





King David Community Center of Atlanta, Inc.  
5054 Singleton Road  
Norcross, GA 30093  
Phone: 770-931-8591  
Fax: 770-931-8609  
www.kingdavidcenter.com

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## Letter of Intent

Anatoliy Iskhakov  
King David Community  
Center of Atlanta Inc.  
5054 Singleton Road  
Norcross GA 30093

City of Peachtree Corners  
Planning and Zoning Commission  
Community Development  
147 Technology Parkway Suite 200  
Peachtree Corners GA 30092

To whom it may concern,

This letter has been prepared by King David Community Center of Atlanta Inc. to announce our intention of using the property located at 6991 Peachtree Industrial Blvd Building 600 Norcross GA 30092 as an Adult Day Health Center for seniors. The center will be used for 5 hours of services each day. This will include senior appropriate and engaging activities, nutritious meals, Registered Nurse services, and social time. The center will transport the seniors to and from the center via large state approved/licensed multi-seating vans. The center will not provide any living quarters or housing; the services are for day time hours only. King David Community Center of Atlanta Inc. has been in the senior care industry for over 15 years and strives to provide an array of quality services to the elderly and/or disabled community in the Metro-Atlanta area.

As the senior population grows, these kinds of services are essential in order to provide assistance, care, and a stable environment for the elderly who are not under nursing home care. Being granted approval to use this location as an Adult Day Health Center would allow us to expand these services to the senior population located in the Peachtree Corners and surrounding areas which would benefit the community greatly. We appreciate your consideration.

Sincerely,

King David Community Center of Atlanta Inc.

Community President

Anatoliy Iskhakov

**APPLICANT'S CERTIFICATION**

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

 10.26.16.  
Signature of Applicant Date  
Anatoliy Iskhakov Community President  
Type or Print Name and Title

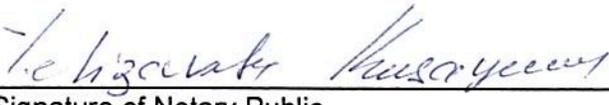
 10/26/16  
Signature of Notary Public Date



**PROPERTY OWNER'S CERTIFICATION**

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

 10.26.16.  
Signature of Property Owner Date  
Anatoliy Iskhakov Community President  
Type or Print Name and Title

 10/26/2016  
Signature of Notary Public Date



**APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Pursuant to section 1702 of the 2012 zoning resolution, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

Yes.

- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?

No.

- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?

For our purposes, the current zoning is not economically useful.

- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No. The expected client base is 60 persons all of which are transported by our large vans.

- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?

Yes. The proposed special use permit is in conformity with the policy and intent of the land use plan.

- F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?

There is a local church next door (building #6) whose senior population may benefit from the services we intend to provide. We hope and look forward to being useful to them and working together.

**DISCLOSURE REPORT FORM**  
**CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS**

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

CHECK ONE:       YES       NO      Anatoliy Iskhakov  
 (If yes, please complete the "Campaign Contributions" section below)      Print Name

1. CAMPAIGN CONTRIBUTIONS

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

Anatoliy Iskhakov      10.26.16.      Anatoliy Iskhakov Community President  
 Signature of Applicant      Date      Type or Print Name and Title

\_\_\_\_\_  
 Signature of Applicant's Attorney or Representative      Date      Type or Print Name and Title

Yelizaveta Kusayeva      10/26/16      \_\_\_\_\_  
 Signature of Notary      Date      Notary Seal

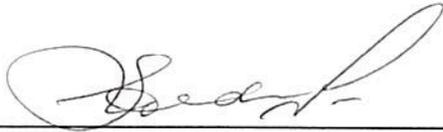


**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 6<sup>th</sup> - 277 - R6277D006  
(Map Reference Number) District Land Lot Parcel



10.26.16.

Signature of Applicant

Date

Anatoliy Iskhakov Community President  
Type or Print Name and Title

---

---

*Tax Commissioners Use Only*

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

\_\_\_\_\_  
NAME

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
DATE



# ACCOUNT DETAIL



[View/Pay Your Taxes / Account Detail](#)

## Tax Account

**Mailing Address:**

BRYANT ROBERT L ETAL  
 6991 PEACHTREE INDUSTRIAL BLVD BLDG 600  
 NORCROSS , GA 30092-3671

[Change Mailing Address](#)

**SITUS:**

6991 PEACHTREE IND BLVD BLDG 600

**Tax District:**

PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6277D006	Real Property	10/25/2016 10:44:42 AM

**Legal Description**

BLDG 600 P'TREE CHAPEL OFF PK

## Tax Bills

Note: Four years of tax information is available online. Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2016	\$4,837.59	\$4,837.59	\$0.00	\$0.00	10/15/2016	\$0.00
2015	\$4,894.50	\$4,894.50	\$0.00	\$0.00	10/15/2015	\$0.00
2014	\$4,922.27	\$4,922.27	\$0.00	\$0.00	10/1/2014	\$0.00

2013	\$4,928.56	\$4,928.56	\$0.00	\$0.00	10/3/2013	\$0.00
<b>Total</b>						\$0.00

### Print Tax Bill

**Click to view and print your Aug 2016 tax bill.**

\* This bill is good through Oct 15, 2016 only.

### Pay Online

No payment due for this account.





# BILL DETAIL



[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

## Tax Account

**Mailing Address:**

BRYANT ROBERT L ETAL  
 6991 PEACHTREE INDUSTRIAL BLVD BLDG 600  
 NORCROSS , GA 30092-3671

**SITUS:**

6991 PEACHTREE IND BLVD BLDG 600

**Tax District:**

PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6277D006	Real Property	10/25/2016 10:44:42 AM

**Legal Description**

BLDG 600 P'TREE CHAPEL OFF PK

## Tax Values

Description	Market Value	Assessed Value
Land	\$89,600.00	\$35,840.00
Improvement	\$224,500.00	\$89,800.00
Total	\$314,100.00	\$125,640.00
<b>Class Codes</b>	355-Office Condominium	

### Assessments

Operation	Net Tax	Savings
<u>School Taxes</u>	\$2,487.67	\$0.00
<u>STATE OF GEORGIA TAXES</u>	\$0.00	\$0.00
<u>City of Peachtree Corners</u>	\$0.00	\$0.00
<u>County Incorporated with Police</u>	\$1,580.05	\$0.00
Sub Total	\$4,067.72	\$0.00
Bond	Net Tax	Savings
<u>School Taxes</u>	\$257.56	\$0.00
<u>County Incorporated with Police</u>	\$30.15	\$0.00
Sub Total	\$287.71	\$0.00
Special Assessment	Net Tax	Savings
<u>Stormwater Service Fee</u>	\$482.16	\$0.00
Sub Total	\$482.16	\$0.00
<b>Total Tax</b>	<b>\$4,837.59</b>	<b>\$0.00</b>

### Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	22834762	10/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>				\$0.00	\$0.00	\$0.00	\$0.00

### Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	22834762	U16.7598	\$4,837.59	9/16/2016

**RESIDENTIAL DEVELOPMENT**

No. of Lots/Dwelling Units \_\_\_\_\_

Dwelling Unit Size (Sq. Ft.): \_\_\_\_\_

**NON-RESIDENTIAL DEVELOPMENT**

No. of Buildings/Lots: 1

Total Bldg. Sq. Ft.: 7,155 S.F.

Gross Density: \_\_\_\_\_

**FEE SCHEDULE**

**1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts**  
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

A. For the following single-family residential zoning districts: RA-200, R-140, R-LL, R-100, R-75, RL, MHS.

- 0 - 5 Acres = \$ 500
- > 5 - 10 Acres = \$ 1,000
- > 10 - 20 Acres = \$ 1,500
- > 20 - 100 Acres = \$ 2,000
- > 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100
- Maximum Fee: \$10,000

B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-10, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED or CSO.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$40 for each additional acre over 100

**2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts**  
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: C-1, C-2, C-3, O-1, OBP, M-1, M-2, HS, NS.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

**3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)**

Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

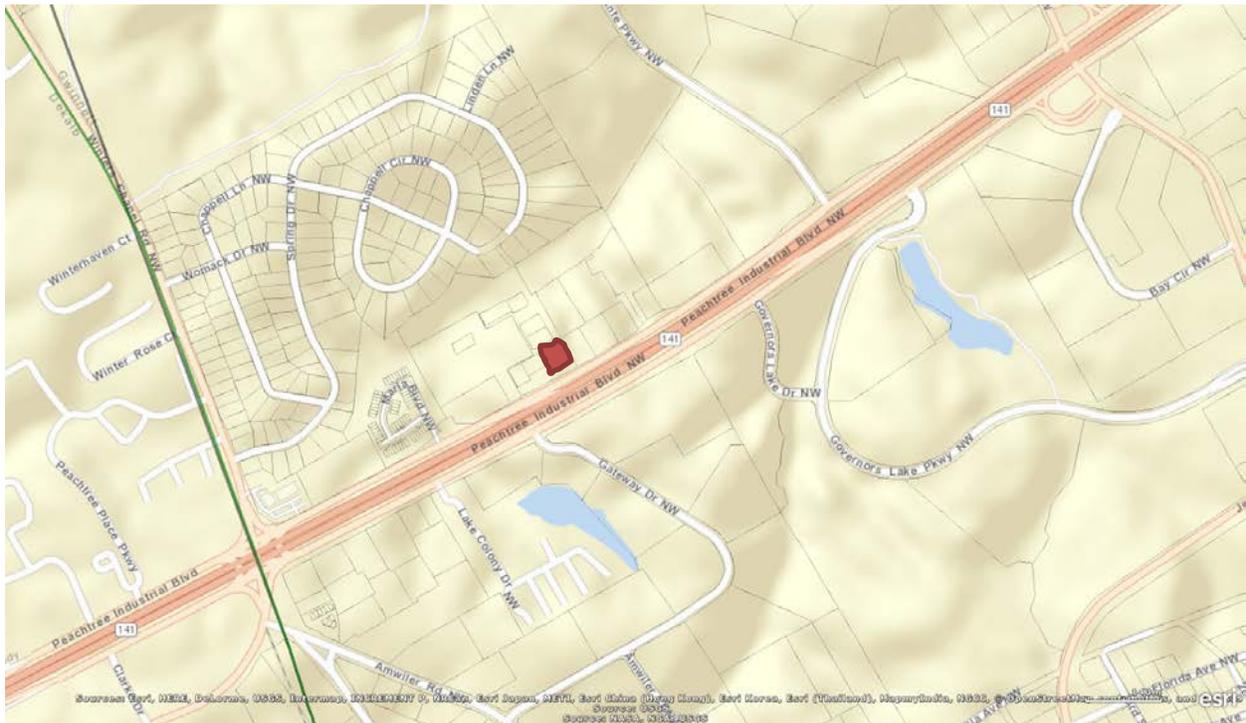
- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).



6991  
PEACHTREE  
CHAPEL  
OFFICE PARK

## PROPERTY LOCATION MAP

### King David Adult Day Care



**CASE NUMBER:**

**SUP2016-005**

**HEARING DATES:**

**DEC. 13, 2016**

**CITY COUNCIL  
1<sup>ST</sup> READING**

**DEC. 20, 2016**

**CITY COUNCIL  
2<sup>ND</sup> READING**

**JAN. 17, 2017**

**PROPERTY ADDRESS:**

**6991 Peachtree Industrial Blvd.**

**Holcomb Bridge Road  
Corridor Redevelopment  
Overlay**

# **DRAFT**

**AN ORDINANCE TO AMEND CITY OF PEACHTREE CORNERS ZONING  
RESOLUTION ART. XII, BY ADDING SEC. 1320, HOLCOMB BRIDGE ROAD  
CORRIDOR REDEVELOPMENT OVERLAY; REPEALING CONFLICTING  
REGULATIONS; AND SETTING AN EFFECTIVE DATE**

**WHEREAS,** the Mayor and Council of the City of Peachtree Corners are charged with the protection of the public health, safety, and welfare of the citizens of Peachtree Corners; and

**WHEREAS,** pursuant to Section 1.12(a) of the City Charter, the City is charged with exercising the powers of zoning; and

**WHEREAS,** the Mayor and Council desire to amend the 2012 Zoning Resolution;

**NOW THEREFORE,** the Council of the City of Peachtree Corners hereby ordains, as follows:

**Section 1:** The City of Peachtree Corners 2012 Zoning Resolution shall be amended by adding the following:

**SECTION 1320 Holcomb Bridge Road Corridor Redevelopment Overlay**

- 1. Purpose.** The purpose of these overlay standards is to encourage the redevelopment of outdated multi-family residential buildings, retail centers, and office buildings within the Holcomb Bridge Road corridor.
- 2. Applicability.** These overlay standards apply to an area generally bounded by Spalding Drive to the north, Peachtree Industrial Boulevard to the south, Holcomb Bridge Road to the east, multi-family zoned property to the west, and more specifically identified on the map entitled, Exhibit 'B', the Holcomb Bridge Road Corridor boundary map.
- 3. Zoning.** When property is redeveloped in accordance with the standards contained herein, the underlying zoning is retained and no rezoning or special use approval is required.
- 4. Standards.**
  - A. For property currently zoned for multi-family use (RM through RM-13) and intended to be redeveloped solely or primarily (at least 51% of the developed square footage) for multi-family use, the following shall apply:**
    - 1. The ground area coverage of the new development (buildings and parking areas) shall not exceed the ground area coverage of the existing**

development so that the same amount of impervious surface on the site is retained

2. Building heights shall not exceed 6 stories or 85 ft., whichever is less.
  3. Setbacks shall comply with existing zoning code regulations.
  4. Density shall be calculated as follow: density allowed by underlying zoning district + [.6 units x age of buildings replaced] + [13 units/ acre of land donated to the multi-use trail system]. Maximum density shall not exceed 35 units/acre. (Excess density credits can be accumulated pursuant to the T-O zoning district regulations, Zoning Code Sec 1319.)
  5. Up to 30% of the redevelopment acreage may be developed as townhomes at a maximum density of 8 units / acre.
  6. Retail and restaurant uses may only be located on the ground floor of a building provided that they are not developed in stand-alone, (detached) buildings and provided that the building in which they are located faces Holcomb Bridge Road, Peachtree Industrial Boulevard, Spalding Drive, Jimmy Carter Blvd., or Peachtree Corners Circle.
  7. When retail uses are located on the ground floor, the maximum building height shall be increased by one floor and shall not exceed 7 stories or 100 ft.
  8. Office uses at a density of 10,000 sq. ft. per acre may be added provided the office uses do not comprise more than 30% of the total development square footage on the entire site.
  9. Common open space shall be provided at the rate of 100 sq. ft. /residential (for sale and for rent) unit. (The open space may not include required landscape strips, setbacks, or parking lot islands.)
  10. Site amenities shall include:
    - 1.Connectivity to sidewalks and any existing or planned trail.
    - 2.Common open space.
    - 3.Electric vehicle charging stations at the rate of 1 charging station per 100 parking spaces.
    - 4.Bicycle racks
  11. Building design shall incorporate:
    1. Brick, stone, or masonry siding
    2. Functional balconies (for at least 50% of the residential units)
  12. Rental housing shall have a maximum of two bedrooms per unit.
  13. Sites with multiple uses shall be designed and built as one development.
  14. Multi-family developments shall participate in Gwinnett County's Crime-free Multi-family Housing Program.
- B. For property currently zoned for commercial, office, or light industrial use (C-1, C-2, M-1,and O-I) and intended to be redeveloped solely or primarily (at least 51% of the developed square footage) for commercial (office and retail) use, the following shall apply:**
1. Property size shall be a minimum of five (5) acres.
  2. Building heights shall not exceed 7 stories or 100 ft., whichever is less.
  3. Setbacks shall comply with existing zoning code regulations.

4. **Multifamily (for sale condominium only) may be developed at a density of up to 35 units / acre provided that the multifamily does not comprise more than 30% of the total development square footage on the entire site.**
5. **Townhomes may be developed at a density of 8 units / acre provided the townhomes do not comprise more than 15% of the total development square footage on the entire site.**
6. **All residential combined cannot exceed 45% of the land area of the development site.**
7. **Common open space shall be provided at the rate of 100 sq. ft. /residential unit. (The open space may not include required landscape strips, setbacks, or parking lot islands.)**
8. **Site amenities shall include:**
  1. **Connectivity to sidewalks and any existing or planned trail.**
  2. **Electric vehicle charging stations at the rate of 1 charging station per 100 parking spaces.**
  3. **Bicycle racks**

**Section 2**

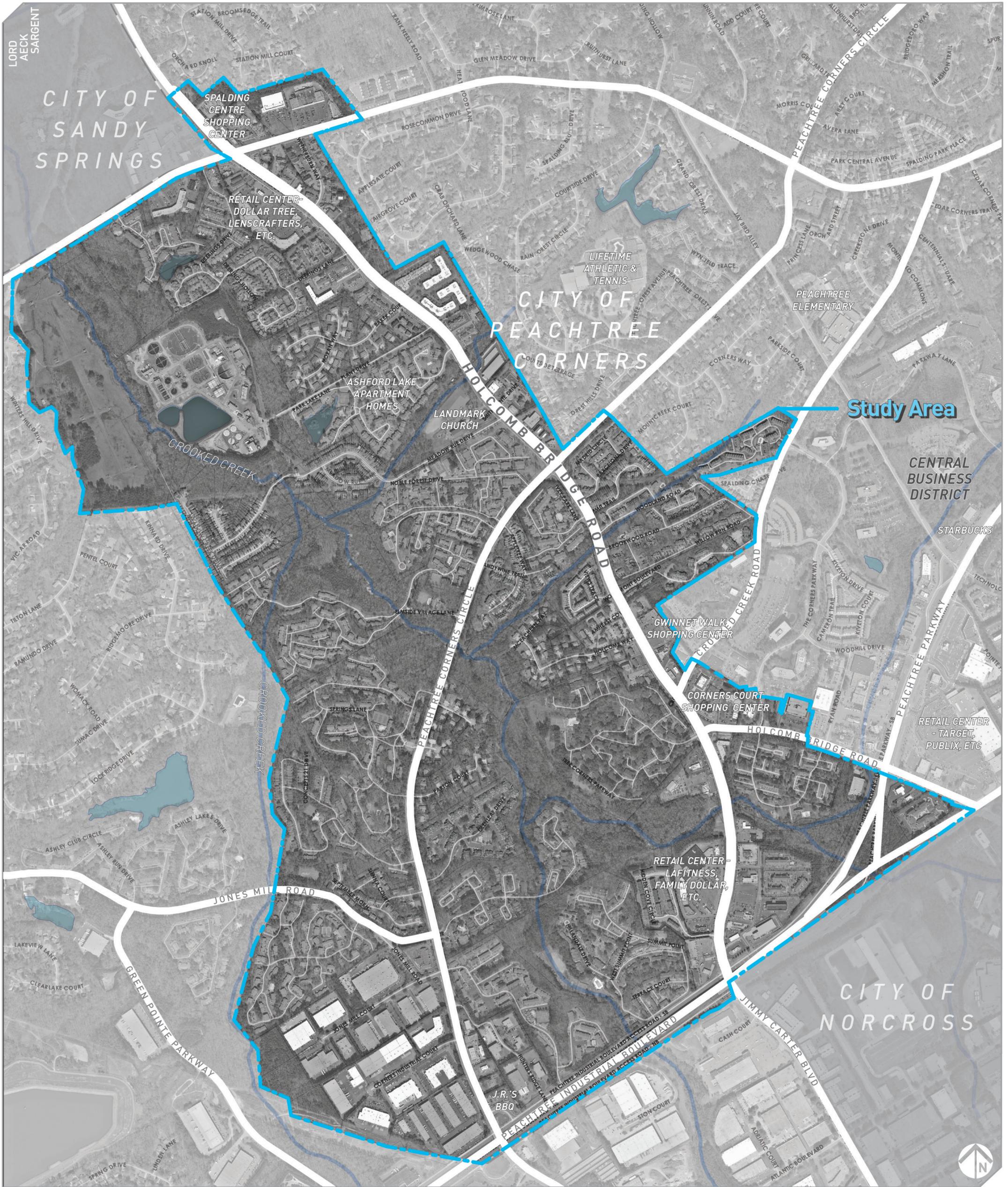
All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.  
Effective this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

Approved by:

\_\_\_\_\_  
Kym Chereck, City Clerk

\_\_\_\_\_  
Mike Mason, Mayor

SEAL



# Focus Area Map

## HOLCOMB BRIDGE corridor study

Prepared for The City of Peachtree Corners by Lord Aeck Sargent | Map Revised 04.28.15

	1/4 MILE	1/2 MILE	1 MILE
	5-7 min	10-15 min	20-25 min
	2-3 min	4-6 min	8-12 min
		1-2 min	2-4 min